Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3/51 ROLAND AVENUE STRATHMORE VIC 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$750,000	&	$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$806,000	Property type	Unit	Suburb	Strathmore
Period-from	01 Jun 2024	to	31 May 2025	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1/40 WOODLAND STREET STRATHMORE VIC 3041	$765,000	06-Jun-25
2/40 WOODLAND STREET STRATHMORE VIC 3041	$755,000	23-Dec-24
2/22 ROYAL AVENUE ESSENDON NORTH VIC 3041	$758,500	02-May-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 12 June 2025

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1/40 WOODLAND STREET STRATHMORE VIC 3041

2 1 1

Sold Price RS **$765,000** UN Sold Date **06-Jun-25**

Distance **1.84km**



2/40 WOODLAND STREET STRATHMORE VIC 3041

2 1 1

Sold Price **$755,000** Sold Date **23-Dec-24**

Distance **1.84km**



2/22 ROYAL AVENUE ESSENDON NORTH VIC 3041

2 1 2

Sold Price **$758,500** Sold Date **02-May-25**

Distance **0.92km**

RS = Recent sale **UN** = Undisclosed Sale

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